

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_Contributes to eligible National Register District

- 1. Resource number: **5RT2183**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Mt. Harris House**
- 6. Current building name: **Downs House**
- 7. Building address: **304 3rd Street**
- 8. Owner name: **Mary Anne & Harrison S. Downs**  
 Owner address: **P.O. Box 771977**  
**Steamboat Springs, CO 80477**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township

**NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 17**

- 10. UTM reference (NAD83)  
 Zone **13**  
 Easting: **345129**  
 Northing: **4483153**
- 11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** (**Map Scale: 1 : 25,000**)
- 12. Lot(s): **34, 35** Block:  
 Addition: **Steamboat Springs 1st Addition** Year of Addition **1910**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

**No Style**

**Official Eligibility Determination**

(OAHP use only)

\_\_\_\_Determined Not Eligible - National Register

(Page 1 of 7) \_\_\_\_Determined Eligible - State Register

\_\_\_\_Determined Not Eligible - State Register

\_\_\_\_Needs Data

\_\_\_\_Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **1472 square feet**
- 16. Number of stories: **1**
- 17. Primary external wall material:  
**Synthetics / Vinyl**  
**6N** Range **84W**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**Chimney**  
**7.5'**  
**12**

**21. General Architectural Description**

The Downs House is located at the northeast corner of 3rd and Pine Streets in Steamboat Springs. The house measures 32' NE-SW (across) by 46' NW-SE (deep), and is set back approximately 30' from the curb on 3rd Street, and approximately 40' from the curb on Pine Street. The single story dwelling is supported by a concrete foundation, faced with stone, and features a walkout basement-level entry on the southwest (side) elevation. Although the building is of wood frame construction, its exterior walls are clad with beige color horizontal vinyl siding. The roof form is a steeply-pitched front gable, and it is covered with brown metal roofing material. One brown brick chimney is located on the roof ridge. The home's windows appear to feature an assortment of historic and more modern openings, including single-light fixed-panes, 2-light and 3-light casements, and single and paired 1/1 double-hung sashes. All of the windows have white synthetic vinyl or metal frames. A painted white wood-paneled door, with nine upper sash lights, and with a white synthetic storm door, enters into the house from a flagstone stoop on the facade (northwest elevation). A painted white wooden overhead garage door, and a single wooden door with one upper sash light, enter the walkout basement level on the southwest elevation, facing toward Pine Street.

**22. Architectural style / building type:** No Style

**23. Landscape or setting special features:**

This house is situated at the northeast corner of 4th Street and Pine Streets, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. A woven wire fence separates this property from the residence at 328 3rd Street, next door to the northeast. This property's front and side yard is enclosed by a white picket fence.

**24. Associated buildings, features, or objects**

n/a

Resource Number: **5RT2183**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 3 of 7)

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **1936**

Actual

Source of information: **Routt County Assessor/ Treasurer Parcel Detail Information**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **unknown**

Source of information: **n/a**

29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

According to its current owner, Mary Anne Downs, and to other oral sources in the neighborhood, this house was originally built at Mt. Harris, a coal mining town located east of Hayden. According to Routt County Assessor records, the house was built in 1936, which could be the date it was erected in Mt. Harris. The Assessor records also lists "1964" as the "effective year built," which may be the year it was moved to its current location in Steamboat Springs. There have been no additions to the house since it was acquired by the Downs family in the early 1990s. The vinyl siding was put on in 1994.

30. Original location: **no**

Moved **yes**

Date of move(s) **circa 1964**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s):**Domestic / Single Dwelling**
32. Intermediate use(s):**Domestic / Single Dwelling**
33. Current use(s):**Domestic / Single Dwelling**
34. Site type(s):**Residence**

**35. Historical Background**

According to its current owner, Mary Anne Downs, and to other oral sources in the neighborhood, this house was originally built at Mt. Harris, a coal mining town located east of Hayden. Developed in the years following its founding in 1914, Mt. Harris was home to miners and their families who were employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer Coal Company; and the Wadge Mine, which was operated by the Victor American Fuel Company between 1917 and 1958. Mt. Harris was a complete and vibrant town. In addition to houses for miners, business owners, and others, Mt. Harris also boasted an extensive number of businesses, a post office, boardinghouses, hotels, a community center, offices for the mining companies, and other improvements. All of the town's buildings were sold at auction in 1958, and either razed, or moved to nearby towns. This house is one of several former Mt. Harris houses which were moved to Steamboat Springs in the late 1950s and early 1960s.

Mary Anne and Harrison S. "Sandy" Downs, are the property's current owners, having purchased it circa 1990, after it had gone through foreclosure. Mr. and Mrs. Downs had moved to Routt County from upstate New York in the mid-1970s, where Mr. Downs initially worked in the construction of the power plant between Steamboat Springs and Hayden. Currently, Mrs. Downs owns and operates the East-West Frame Shop in Steamboat Springs, while Mr. Downs operates a heating contracting business. They believe a previous owner of this property was named Roland Rivera.

**36. Sources of Information**

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Downs, Mary Anne. Oral interview with Carl McWilliams, October 16, 2004.

Holderness, Patricia (project director). History of Hayden and West Routt County 1876 - 1989. Dallas: Curtis Media Corp., 1989.

Routt County Assessor/ Treasurer Parcel Detail Information.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

Built originally at Mt. Harris (probably in the 1930s), and later moved to Steamboat Springs, this house at one point may have been significant for its association with the theme of coal mining, and the development of the coal mining town of Mt. Harris. The house, however, lost its ability to convey its significance after it was moved. The building does not meet requirements for Criteria Consideration B, for moved properties, and as such it is evaluated as ineligible for individual listing in the National or State Registers of Historic Places. It also does not appear to be eligible for local landmark designation.

**43. Assessment of historic physical integrity related to significance:**

This house lost its integrity of location, setting, feeling, and association. when it was moved here from its original Mt. Harris location in the early 1960s. Although it has had no recent additions, since its move, its physical integrity has been diminished by the alteration of door and window openings, and by the application of vinyl siding.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT**

44a. Local Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45a. Discuss: Because it has been moved from its original location, and has been subsequently modified, this house is no longer able to convey a sense of its historic association with Mt. Harris or the theme of coal mining in Routt County.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Wood Frame

Resource Number: **5RT2183**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 7 of 7)

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**IX. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **STEAM-1; STEAM-2**

Frame(s): **33-36; 1**

Negatives filed at:**City of Steamboat Springs**

**137 10th Street**

**Steamboat Springs, Colorado 80477**

48. Report title:**Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address:**1607 Dogwood Court**

**Fort Collins, Colorado 80525**

53. Phone number:**970/493-5270**

NOTE:Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.